

Robert Kogler and wife, Chris Kogler
GRANTORS

BOOK **303** PAGE **231**
WARRANTY

TO

DEED

Nick Futris and wife, Christine Futris
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Robert Kogler and wife, Chris Kogler, do hereby sell, convey, and warrant unto Nick Futris and wife, Christine Futris the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 12, Section B, First Revision, Dancy-Horn Lake Commercial Subdivision, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 31, Page 31, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1996 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

STATE MS.-DE SOTO CO.
FILED

WITNESS OUR SIGNATURES, this the 1st day of July, 1996.

JUL 2 11 03 AM '96 *me*

Robert Kogler
Robert Kogler
Chris Kogler
Chris Kogler

BK 303 PG 231
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 1st day of July, 1996, within my jurisdiction, the within named Robert Kogler and wife, Chris Kogler, who acknowledged that they executed the above foregoing instrument.

Shirley A. Chomley
Notary Public

My Commission Expires:

5-5-99

GRANTOR'S ADDRESS:
P.O. Box 421
Hernando, MS 38632
Work Phone #: na
Home Phone #: 601-429-5284

GRANTEE'S ADDRESS:
8194 Town & Country
Cordova, TN 38018
Work Phone #: na
Home Phone #: 901-753-9991

THIS INSTRUMENT PREPARED BY:
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601/342-2170

FILE NUMBER: 5206R0